

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL MEMORANDUM**

**HB 177 - SB 459**

March 8, 2021

**SUMMARY OF ORIGINAL BILL:** Authorizes property managers to bring suit or testify against tenants in the same manner as landlords or property owners.

**FISCAL IMPACT OF ORIGINAL BILL:**

NOT SIGNIFICANT

**IMPACT TO COMMERCE OF ORIGINAL BILL:**

NOT SIGNIFICANT

**SUMMARY OF AMENDMENT (004516):** Deletes and rewrites all language after the enacting clause such that the only change removes the ability of a manager to bring suit against tenants.

**FISCAL IMPACT OF BILL WITH PROPOSED AMENDMENT:**

**Unchanged from the original fiscal note.**

Assumption for the bill as amended:

- Authorizing managers to testify against tenants in the same manner as landlords will not impact current caseloads of courts; therefore, impact to state or local government is considered not significant.

**IMPACT TO COMMERCE WITH PROPOSED AMENDMENT:**

**Unchanged from the original fiscal note.**

Assumption for the bill as amended:

- Authorizing property managers to testify against tenants in the same manner as landlords will not result in any significant impact to jobs or commerce in Tennessee.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in black ink that reads "Bojan Savic". The signature is written in a cursive style with a large, stylized 'B' and 'S'.

Bojan Savic, Interim Executive Director

/jh